

FLATHEAD COUNTY BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
JUNE 12, 2012

**CALL TO
ORDER**

A meeting of the Flathead County Board of Adjustment was called to order at approximately 6:00 p.m. Board members present was Gina Klempel, Scott Hollinger and Gary Krueger. Mark Hash and Terry Kramer had excused absences. Alex Hogle represented the Flathead County Planning & Zoning Office.

There were 2 people in the audience.

**APPROVAL OF
MINUTES**

Krueger motioned and Klempel seconded to approve the May 1, 2012 minutes. The motion passed unanimously. Krueger motioned and Klempel seconded to approve the April 3, 2012 minutes. The motion passed unanimously.

**PUBLIC
COMMENT**
*(not related to
agenda items)*

None.

**DOUGLAS &
DONNA MILLER
/ FRANCISCO
MANZO**
(FCU 12-03)

A request by Douglas & Donna Miller and Francisco Manzo, for a Conditional Use Permit to allow multiple principal uses on the subject property. The property is currently developed with a fruit stand and the proposal is to add a restaurant to the use of the existing building. The restaurant would be accessed from existing approaches onto US Highway 2 East and Montana Highway 35 and would be served by public water and sewer services of the Evergreen Water and Sewer District. The property is located at 1405 Highway 2 East in Kalispell within the Evergreen, B-3 (Community Business) Zoning District.

STAFF REPORT

Alex Hogle reviewed Staff Report FCU 12-03 for the Board.

**BOARD
QUESTIONS**

Hollinger and Hogle briefly discussed if the property had ever been hooked up to the sewer.

Krueger and Hogle discussed if the application included a cabaret license and what was required for the license.

**APPLICANT
PRESENTATION**

Francisco Manzo, applicant, explained the history of the application.

**PUBLIC
COMMENT**

None.

**BOARD
DISCUSSION**

Klempel and Hogle briefly discussed if the Department of Transportation was comfortable with the application.

Krueger pointed out a typographical error concerning the word 'tavern' in Condition #11. He wanted to pull the hours of operation for the application since it was listed as a restaurant and a restaurant was a permitted use normally in that zoning. He didn't think the board would put hours of operation on a secondary use for the property when if it was a primary use, it would have no hours of operation.

**MAIN MOTION
TO ADOPT
F.O.F.
(FCU 12-03)**

Krueger made a motion seconded by Klempel to adopt staff report FCU 12-03 as findings-of-fact.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
ADOPT F.O.F.
(FCU 12-03)**

On a roll call vote the motion passed unanimously.

**MAIN MOTION
TO STRIKE
CONDITION #11
AND APPROVE
(FCU 12-03)**

Krueger made a motion to strike condition #11 and approve FCU 12-03.

**BOARD
DISCUSSION**

None.

**ROLL CALL TO
STRIKE
CONDITION #11
AND APPROVE
(FCU 12-03)**

On a roll call vote the motion passed unanimously.

OLD BUSINESS

None.

NEW BUSINESS

The board and Donna Valade, board secretary, discussed upcoming meeting agendas.

Hollinger may not be able to attend the July 3rd meeting.

ADJOURNMENT The meeting was adjourned at approximately 6:20 pm. on a motion by Krueger. The next meeting will be held at 6:00 p.m. on July 3, 2012.

Scott Hollinger, Chairman

Donna Valade, Recording Secretary

*APPROVED AS **SUBMITTED**/CORRECTED: 7 / 3 / 12*